

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF LAKE JACKSON

BE IT KNOWN that the Planning Commission of the City of Lake Jackson met in Regular Session on Tuesday, February 6, 2018 at 6:30 p.m. in Lake Jackson, Texas with the following agenda:

Locke Sanders, Chair
Vinay Singhania
Harry Sargent
John Fey
Jeffrey Gilbert, Secretary
Mayor Rinehart, Council Liaison

William Yenne, City Manager
Sal Aguirre, City Engineer
Sally Villarreal, Asst. City Secretary
John Boehm, Asst. to the City Manager
Athelstan Sanchez, Asst. City Engineer
Eddie Herrera, Engineering Technician
David Van Riper, Public Work Director

PLEDGE OF ALLEGIANCE

Harry Sargent led the Pledge of Allegiance.

VISITORS COMMENTS

There were no visitor comments.

APPROVAL OF MINUTES

November 2017 minutes were approved as presented.

PRELIMINARY REVIEW AND ACTION ON PLAT OF CREEKSIDE SUBDIVISION, SECTION 4

City Engineer Memo: It has been one year to the day when Phase 3A development of the subdivision was approved and subsequently constructed and now in the throes of being built up. This building frenzy continues and thus the reason for this again ahead of schedule development. This phase will be the last one as it consumes the last of the available raw land and calls for the development of an additional 71 lots completing the 224-lot development put forth to the city as planned.

The lot size proposed are to the R-2 zone minimum, 70' x 120' dimensions requirement with some meeting the minimum width at the front building setback line tangent as allowed in the past. The building setbacks remain at the R-2 standard.

The proposed phase is bounded only by drainage channels, retention basin, creek and a small section of the recent newer Creekside. The platting content and format detail is being reviewed for compliance and no issues have risen at this time but any will be addressed with consultant for any revisions for final review. None are anticipated.

Mr. Brian Fambrough presented the last and final section of Creekside Subdivision.

Mr. Aguirre stated everything is fine with the plat.

On motion by Vinay Singhania second by Brenda Colegrove with all present members voting "aye", the preliminary review and action on plat of Creekside Subdivision, Section 4 was approved.

PRELIMINARY REVIEW AND ACTION ON SUBDIVISION PLAN OF CREEKSIDE SUBDIVISION,
SECTION 4

City Engineer Memo: The supporting infrastructure plan of this development phase follows in close step to the overall masterplan design previously approved. The underground utility network had been already established by installation during the progressive sections and this phase mainly extends or connects to those network points of the system.

The pavement standards and the grading of the lots and streets are being followed to comply with the recommended minimums.

The drainage system general design was approved in the masterplan and the specifics of the local system serving this section is being analyzed for adequacy. The detainage system associated with the entire masterplan is being expanded with the additional area as approved per design. Any modifications required will be addressed with the consultant and do not anticipate any issue. This system add-on is being assessed assurance for hydraulic compliance of minimum standard.

Other utility constructability review has been made with staff's recommendations to be shared with consultant for his addressing. No issues regarding these are anticipated and final review can proceed to the next meeting.

Mr. Brian Fambrough stated the detention pond will be completed in this final phase.

Mr. Aguirre stated they have met with Mr. Fambrough to discuss a few drainage issues and access. Mr. Fambrough will be looking into the concerns and getting back with the city.

Mr. Aguirre discussed the fencing requirements regarding utility easements. The plat allows for fencing, but the fence must have a front and rear gate to allow access to the utility easement. It has been noted that there are several lots that are not in compliance with this requirement in section one. Mr. Aguirre also mentioned the fencing permits must be approved by the City Manager's office if they are requesting to fence in the utility easement.

Mr. Yenne reiterated that the fencing of utility right-of-way needs to come through the City Manager's office for approval.

Mr. Aguirre also stated there is some fencing that has extended beyond the high bank. Going forward, the Public Works Department will be asked to monitor and flag future fencing permits to allow proper approval and ensure full compliance of allowed fencing.

Mr. Yenne also stated that nothing can be built below the high bank.

Mr. Aguirre stated all other areas of the development are being met.

Mr. Fambrough will be making the corrections and additions.

Mr. Aguirre asked if our ordinance has a restriction on rear access to a lot from an actual street.

Mr. Yenne stated access is allowed only through the front not the back of the property.

Mr. Yenne also stated if a change is wanting to be made to the current ordinance, the request will have to be made to City Council.

Mr. Fambrough stated a note will be added to clarify access.

Ms. Colegrove asked about the drainage situation during Hurricane Harvey.

Mr. Fambrough replied it did great. The pond still had room for more water.

Mr. Sargent asked what the elevation is at the bottom of the retention pond.

Mr. Fambrough replied 5 ft.

Mr. Aguirre stated an issue to be reviewed at final is proper drainage access to drainage easements.

On motion by John Fey second by Jeffrey Gilbert with all present members voting “aye”, the preliminary review and action on subdivision plan of Creekside Subdivision, Section 4 was approved.

SIGNATURE OF DOCUMENTS

No documents to sign

ITEMS OF COMMUNITY INTEREST

Mr. Singhania asked about the development in front of Target.

Ms. Colegrove asked if the city would be able to finish the sidewalk by Target to 2004.

Mr. Sargent mentioned the Kroger sidewalk. Mr. Aguirre stated they had permission for the sidewalk, but details were not provided to the city.

Mr. Yenne mentioned the permits for the two hotels, Woodspring Suites and La Quinta, have not been picked up.

Mayor Rinehart mentioned the 75th celebration on Sunday, Big Band from 6-9 at the Civic Center.

NEXT MEETING DATE – Tuesday, March 6, 2018 at 6:30 p.m.

ADJOURN

There being no further business the meeting was adjourned at 6:58 p.m.

These minutes read and approved this _____ day of _____, 2018.

Locke Sanders, Chairman

Jeffrey Gilbert, Secretary